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2 Town of Bow  
3 Planning Board  
4 10 Grandview Road, Bow, New Hampshire 03304  
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6 Approved Minutes  
7 September 15, 2022  
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9 The Town of Bow Planning Board met on Thursday, September 15, 2022 at 7:00 PM In Room C of the  
10 Municipal Office Building. Chairman Berube opened the meeting with a roll call of the Board.  
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12 **7:00 ROLL CALL**

13 Members present were Chair Don Berube, Jr.; Vice Chair Sandy Crystall; Secretary Adam Sandahl;  
14 Selectman Mike Wayne; Kip McDaniel and Mike Lawton, Alternates. Also present were Matt Monahan  
15 of CNHRPC filling in for the vacant Community Development Director via Zoom; Ginger Iverson,  
16 Recording Secretary. Garth Orsmond, Jonathan Pietrangelo, and David Glasier were excused.  
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18 Chairman Berube stated that Mike Lawton would be voting tonight to reach a quorum.  
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20 **I. MINOR MODIFICATION/CONCEPTUAL CONSULTATION- None**

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22 **II. PUBLIC HEARINGS**

- 23  
24 1. Application # 409-22 Sarah M & Aaron T Szafran  
25 Wetlands Protection Conditional Use Permit for septic encroachment of buffer by  
26 leach field corner and garage. Single family home. Block 3, Lot 83M, located at 10  
27 Laurel Drive  
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29 Chairman Berube read the item into the record.  
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31 Aaron Szafran introduced himself and his wife, Sarah Szafran to the Board. Mr. Szafran described the  
32 purpose of the application. The Szafrans are currently building an in-law in their basement level for his  
33 mother-in-law. Her bedroom takes one existing garage space, and her car takes the other existing garage  
34 space. The Szafrans are requesting approval to build a 24' X 28' detached garage which is encroaching  
35 upon some wetland buffer on their existing grass. Mr. Szafran stated that no tree removal or demolition  
36 will take place. Mr. Szafran previously spoke with Sandy Crystall at the Conservation Commission  
37 meeting. Mr. Szafran agreed to place some buffer markers on their property to identify the wetland buffer.  
38 Chairman Berube said the leach field they are replacing will encroach less upon the wetland buffer than  
39 the current leach field. Sandy Crystall inquired if the Szafrans were able to do a data check with Natural  
40 Heritage Bureau and Mr. Szafran stated that he did. Mr. Szafran expressed the fact that he had conflicting  
41 applications as the original application did not have that data check request. Now he is experiencing a  
42 possible twenty-day delay to get any additional information from the Natural Heritage Bureau.  
43

44 Matt Monahan of CNHRPC shared the Zoom screen to view the existing leach field area and the septic  
45 buffer line and the buffer line for wetland. The impact of the septic has decreased wetland buffer  
46 encroachment when compared to the current leach field. Monahan then reviewed the narratives for  
47 articles 10.01F and 12.05 zoning ordinance for the Conditional Use Permit. Matt Monahan recommended  
48 the Szafran's have their septic design approved by the state. Overall, the application looked complete and  
49 his recommended condition is that they have a building permit on the garage. Monahan stated that the  
50 Conservation Commission may also have a few recommendations.  
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*Adam Sandahl moved, and Selectman Wayne seconded to accept application 409-22, Wetlands Protection Conditional Use Permit for septic encroachment of buffer by leach field corner and garage. Single family home. Block 3, Lot 83M, located at 10 Laurel Drive. Motion carried by unanimous vote in favor.*

At 7:12 p.m. Chair Berube opened the Public Hearing. There were no public comments and the Public Hearing was closed.

Chairman Berube asked the Board if there were any concerns. Mrs. Szafran inquired about the wetlands. Sandy Crystall explained the concern for encroaching on wetland buffer and the and how that might affect endangered species, in this case likely endangered turtles. Sandy Crystall requested a copy of the final letter the Szafrans receive from the National Heritage Bureau. Mrs. Crystall wanted a condition stating that wetland buffer tags be put on the existing tree line. Chairman Berube did not want this listed as a condition.

Prior to the vote, Matt Monahan then discussed new legislation, *Findings of Fact*, and language for any approval or denial.

Sensing no further discussion, the Chair called for a vote.

*Sandy Crystall made a motion and Selectman Wayne seconded to conditionally approve the Conditional Use Permit 409-22 with the following conditions given that the proposal in the opinion of the Planning Board complies with the Zoning ordinance given the plans permitted:*

*Conditions:*

- 1. The Szafrans are required to obtain a building permit*
- 2. Wetland buffer tags are put on the existing tree line*

*Motion with conditions carries by unanimous vote of the Board.*

At 7:22 p.m. the Szafrans depart.

**III. OLD BUSINESS - None**

**IV. NEW BUSINESS**

1. Election of Officers

*Selectman Wayne made a motion, and Mr. McDaniel seconded, that the current slate of officers be renewed for a one-year term as follows: Don Berube, Jr., Chair; Sandy Crystall, Vice-Chair and Adam Sandahl, Secretary. Motion carried by unanimous vote in favor.*

2. Application #506-22. Reagan Trust. Major Residential Subdivision creating 11 lots. Block 2, Lots 40 & 41 located at 11 – 15 South Bow Dunbarton Road and 33 Quimby Road

Chairman Berube said the August 18, 2022 minutes need to be revised to specify how the deed and plan verbiage reads so that it matches the August 30, 2022 Notice of Decision, Number 11 which states, “A note on the plans that the cemetery is not to be disturbed and access to it must be

92 maintained.”

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94 On the August 18, 2022 draft Planning Board minutes, page 3, paragraph 3, strike sentence 7  
95 which reads, “The Applicant will make sure there is verbiage in the deeds and on the plans for a  
96 100 ft. buffer around the cemetery and that it is not to be disturbed”. In its place, insert the  
97 following sentence: “The Applicant will make sure there is verbiage in the deed and on the plans  
98 to state that the cemetery is not to be disturbed and that access to the cemetery must be  
99 maintained.”

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101 **V. CORRESPONDENCE AND OTHER BUSINESS – None.**

102 Matt Monahan presented a PowerPoint presentation on Legislative Changes for Land Use Boards. He  
103 reviewed Section 71: Publication of Fees; Section 73: Written Findings and stated we need to make sure  
104 we are in agreement with the applicant. Also, HB2021 Changes – Religious Uses. Matt Monahan will  
105 send this presentation out to everyone.

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107 **VI. REVIEW OF MINUTES: July 21, 2022, and August 18, 2022**

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109 Chairman Berube decided to table the August 18, 2022, draft minutes until the October 2022 meeting.

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111 The below listed revisions were discussed to amend the August 18, 2022 minutes at the October  
112 Meeting:

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- 114 1. Page 1, Public Hearings, Application 203-22, paragraph 2, sentences 4 and 5 need to be verified by  
115 Matt Monahan.
- 116 2. Page 1, Public Hearings, Application 203-22, paragraph 3, sentence 1, to read “Dow Road and Route  
117 3A rights-of-way (ROW) are too narrow to put in a turning lane so any improvements would include  
118 obtaining additional rights-of-ways (ROW).
- 119 3. Need to review Page 1, Public Hearings, Application 203-22, paragraph 3, sentence 2 and clarify  
120 what the 13% refers to.
- 121 4. Page 2, paragraph 1, sentence 5, add the word “Pro” after Green Snow to read “Green Snow Pro  
122 Program”.
- 123 5. Page 2, paragraph 1, sentence 6 and in the vote (#6) correct spelling of forbays to forebays.
- 124 6. Correct spelling of Adam Sandahl’s and David Glasier’s name throughout the document.
- 125 7. Page 3 vote for Pietrangelo – remove period after Pietrangelo, delete space, and change to lower-case  
126 t on the word to.
- 127 8. Add line numbers and paginate minutes.

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129 Regarding the July 21, 2022 meeting minutes, it was recommended on page 1 to change “Approved  
130 Minutes” to “Draft Minutes” and on page 4, no. 7, first sentence correct spelling of T.F. Morin, Inc. to  
131 T.F. Moran, Inc.

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133 *Sandy Crystall made a motion, and Adam Sandahl seconded, that the July 21, 2022 amended minutes be*  
134 *approved. Motion carried by unanimous vote in favor.*

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136 **VII. NON-PUBLIC SESSION RSA 91-A:3**

137 Mr. Berube confirmed with Mr. Monahan that this Agenda item will appear as a placeholder on the  
138 agenda going forward whether we have something or not.

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140 **VIII. ADJOURN**

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142 *Sandy Crystall moved and Selectmen Wayne seconded to adjourn the September 15, 2020 Planning*  
143 *Board meeting at 8:07 p.m. Motion carried by unanimous vote in favor.*

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145 Respectfully submitted,

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147 Adam Sandahl, Secretary